110.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	635,300 / 635,300
					USE VALUE:	635,300 / 635,300
					ASSESSED:	635,300 / 635,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS GEORGE IRWIN IV &
Owner 2:	PHILLIPS BRENDA CALDWELL
Owner 3:	
Street 1:	82 ORIENT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WOLFORD ALEXANDRE T -
Owner 2:	WOLFORD DANIELLE L -
Street 1:	82 ORIENT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 1285 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	233,700	2,600	399,000	635,300
Total Card	0.115	233,700	2,600	399,000	635,300
Total Parcel	0.115	233,700	2,600	399,000	635,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 494.47 | /Parcel: 494.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 70265
GIS Ref:
GIS Ref:
Insp Date: 10/26/18

!8611!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,600	2600	5,000.	399,000	635,200	635,200	Year End Roll	12/18/2019
2019	101	FV	207,100	2600	5,000.	393,300	603,000	603,000	Year End Roll	1/3/2019
2018	101	FV	207,100	2600	5,000.	302,100	511,800	511,800	Year End Roll	12/20/2017
2017	101	FV	207,100	2600	5,000.	285,000	494,700	494,700	Year End Roll	1/3/2017
2016	101	FV	207,100	2600	5,000.	262,200	471,900	471,900	Year End	1/4/2016
2015	101	FV	196,000	2600	5,000.	245,100	443,700	443,700	Year End Roll	12/11/2014
2014	101	FV	190,800	2600	5,000.	225,700	419,100	419,100	Year End Roll	12/16/2013
2013	101	FV	190,800	2600	5,000.	225,700	419,100	419,100		12/13/2012

PRINT

Date	Time
12/10/20	23:09:51

LAST REV

Date	Time
09/05/19	15:26:16

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 8611

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOLFORD ALEXAND	62514-60		8/23/2013		449,000	No	No		
DAVIS ANN M	47025-424		2/28/2006		402,000	No	No		
STEINHOUSE ANDR	27904-555		11/24/1997		200,000	No	No		Y

USER DEFINED

Prior Id # 1:	70265
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2011	147	New Wind	17,710					REPL 18 WINDOWS
10/30/2006	941	Manual	5,000					remove chiney inst
5/22/1996	210		8,200					NEW FRONT ENTRY
6/7/1995	311	Manual	2,000					REPAIR SILLS

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
11/22/2008	Meas/Inspect	201	PATRIOT
10/20/2006	MLS	HC	Helen Chinal
2/29/2000	Inspected	276	PATRIOT
2/3/2000	Measured	264	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01989794
Adj $ / SQ:	172.108
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	338744
Depreciation:	105010
Depreciated Total:	233733

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

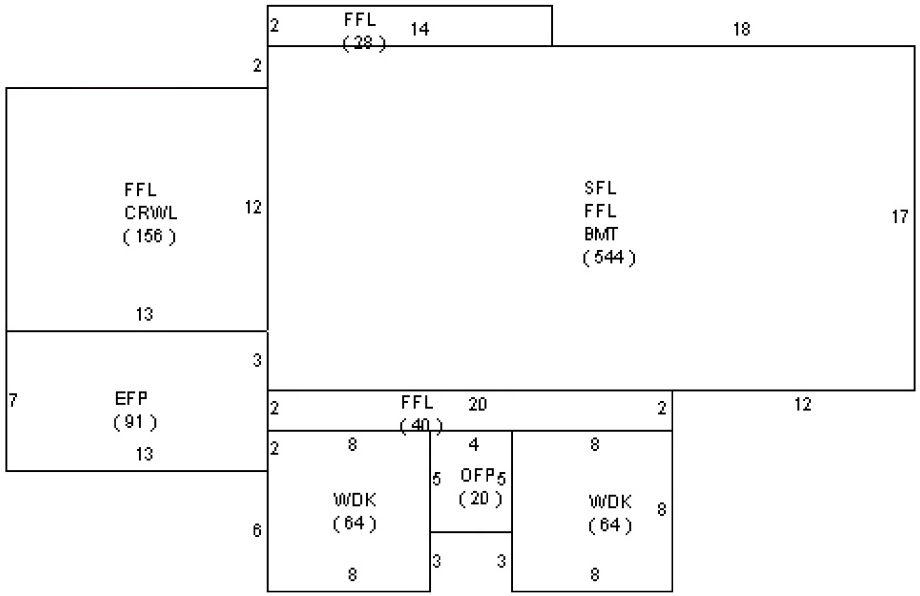
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	172.11
Special Features:	0	Val/Su Net:	105.08
Final Total:	233700	Val/Su SzAd	181.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	172.110	132,179
BMT	Basement	544	51.630	28,088
SFL	Second Floor	517	172.110	88,945
CRWL	Crawl Space	156	25.820	4,027
WDK	Deck	128	14.090	1,803
EFP	Enclos Porch	91	58.280	5,303
OFP	Open Porch	20	44.880	898

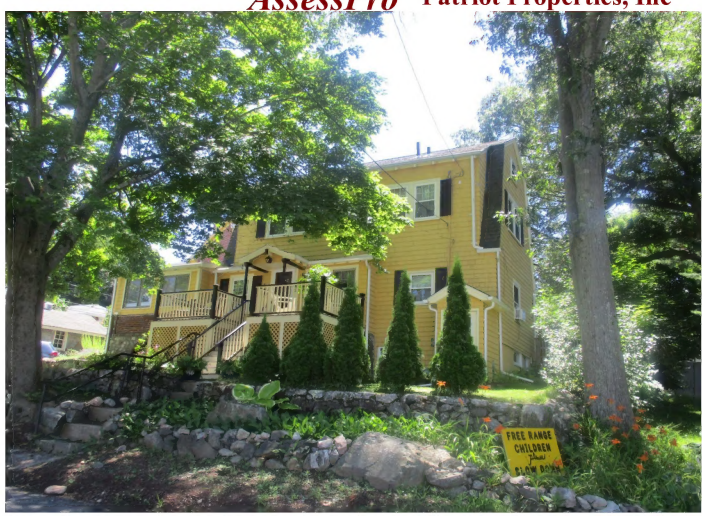
	Net Sketched Area:	2,224	Total:	261,243	
Size Ad	1284.7999	Gross Are	2251	FinArea	1285

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 110.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	F	FR	1930	23.92	T	50	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600